

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF PENNSYLVANIA

IN RE:

)	Bankruptcy No. 12-21058-JAD
)	
RENEE M. PITRELLI)	Chapter 13
Debtor)	
*****)	Document No. 92
RENEE M. PITRELLI)	
)	
Movant,)	
vs.)	
)	
ADVANTAGE ASSETS II INC.)	
Respondent.)	

ORDER OF COURT

AND NOW, this 22nd day of Feb, 2017, upon consideration of the Debtor's Motion to Avoid Lien, it is hereby Ordered that the Motion is granted and that the judgment of Advantage Assets II Inc., entered in the Court of Common Pleas of Beaver County, Pennsylvania, at Case Number 2010-12987 in the amount of \$1,231.12, plus costs and interest, is hereby avoided as a lien against the Debtor's personal property and Debtor's residence and/or real estate located at 1201 Rosannah Street, Ellwood City, PA 16117 and shall not attach to, encumber, or be paid by/through any future financing by the Debtor. Said judgment shall not become a lien on any after acquired property by the Debtor.

Advantage Assets II Inc. shall cooperate with the Debtor in taking all necessary steps to remove any record of the lien.

BY THE COURT:



Jeffery A. Deller, Chief Judge
United States Bankruptcy Court

FILED
2/22/17 2:33 pm
CLERK
U.S. BANKRUPTCY
COURT - WDPA

Certificate of Notice Page 2 of 2
United States Bankruptcy Court
Western District of Pennsylvania

In re:
Renee M Pitrelli
Debtor

Case No. 12-21058-JAD
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0315-2

User: gamr
Form ID: pdf900

Page 1 of 1
Total Noticed: 1

Date Rcvd: Feb 22, 2017

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Feb 24, 2017.

db +Renee M Pitrelli, 1201 Rosannah Street, Ellwood City, PA 16117-4022

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Feb 24, 2017

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on February 22, 2017 at the address(es) listed below:

Andrew F Gornall on behalf of Creditor BANK OF AMERICA, N.A. agornall@goldbecklaw.com,
bkgroup@goldbecklaw.com;bkgroup@kmlawgroup.com
Edgardo D. Santillan on behalf of Debtor Renee M Pitrelli eds@debtlaw.com,
eds@debtlaw.com;eds@debtlaw.com;650corpst304bknotbackup15009@gmail.com;eds@debtlaw.com;ed
s.mycfemail@gmail.com
Edgardo D. Santillan on behalf of Plaintiff Renee Pitrelli eds@debtlaw.com,
eds@debtlaw.com;eds@debtlaw.com;650corpst304bknotbackup15009@gmail.com;eds@debtlaw.com;ed
s.mycfemail@gmail.com
Gary J. Gaertner on behalf of Defendant CitiMortgage, Inc. pawb@fedphe.com,
james.prostko@phelanhallinan.com;garygaertner@gmail.com
James Warmbrodt on behalf of Creditor BANK OF AMERICA, N.A. bkgroup@kmlawgroup.com
James A. Prostko on behalf of Defendant CitiMortgage, Inc. pawb@fedphe.com,
james.prostko@phelanhallinan.com
Jerome B. Blank on behalf of Creditor CITIMORTGAGE, INC. pawb@fedphe.com
Joseph P. Schalk on behalf of Creditor Ditech Financial LLC pawb@fedphe.com,
joseph.schalk@phelanhallinan.com
Office of the United States Trustee ustpreion03.pi.ecf@usdoj.gov
Ronda J. Winnecour cmecf@chapter13trusteedpa.com

TOTAL: 10